



Scoulton Road | Rocklands | NR9 4NF
£2,000

twgaze

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A newly renovated, three bedroom Barn Conversion in rural location with 4 Acres of grassland also available at an additional rent.

- Rural location with countryside views
- Spacious openplan living accommodation
- Newly renovated Barn Conversion
- 4 acres of Grass land available for an additional rent

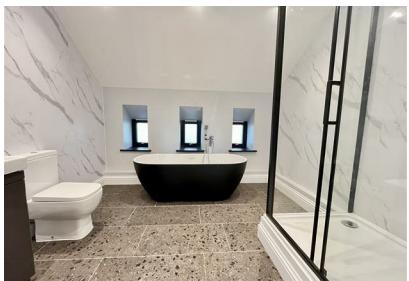
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The Property: This newly renovated Barn Conversion consists of an openplan kitchen/ dining/ living space, utility room, WC and bedroom/office on the ground floor. Upstairs there are two double bedrooms and a family bathroom. The property benefits from underfloor heating and brand new integrated kitchen appliances.

Outside: The living room leads out to a patio area, with grass seeded to the sides. At the rear there is ample parking with a Cart lodge. The property also offers 4 acres of grass land behind, ideal for equestrian use or other livestock with access to the water supply, this is available for an additional rent of £500 per calendar month.

Services: Gas fired central heating from a Calor Gas tank. The property is connected to the mains





electricity and water. Private drainage.

Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of a minimum of 6 months.

Rent: The rent, exclusive of all other outgoings and Council Tax will be £2000 per calendar month for the property and cart lodge, £2500 per calendar month with the additional 4 acres of land payable monthly in advance by standing order.

Tenancy Deposit: A Tenancy Deposit of five weeks rent will be payable to the Agent on signing the tenancy agreement. This will be held in a government approved deposit scheme by either the Landlord or the Agent.

Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

Council Tax Band: The property is newly converted and awaiting a Banding.

Viewing: Strictly by appointment with the Agents.

Condition: Unless stated in writing by the landlord/letting agent applicants should assume the property will be let in the condition it is in at the time it was viewed.

Applications: Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent £461 and complete an online application and undergo a full reference and credit check.

The Holding Deposit is refundable if:

1. The landlord accepts your application for the tenancy, in which case this will be carried forward towards the Tenancy Deposit and registered with TDS.
2. The Landlord decides not to let the property.
3. An agreement to rent the property is not reached before the 'deadline to reach agreement' and the tenant is not at fault.

The Holding Deposit will not be returned and will be retained by the letting agent and/or landlord if:

1. You decide not to proceed with the tenancy.
2. You provide false or misleading information which reasonably affects the Landlord's decision to rent to you.
3. You fail a Right to Rent check.
4. Or fail to take all reasonable steps to enter into an agreement (i.e. responding to reasonable requests for information required to progress the agreement) when the landlord and/or agent has done so.

The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by a landlord or agent (unless otherwise agreed in writing).

Once you apply for a tenancy and pay a Holding Deposit you will be referenced. This process will include (but not be limited to) a check on your credit history, employment/income sources and current landlord. You will be sent a link by a reference provider. Please follow the link and provide the requested

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